



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

December 3, 2014

Elaine M. Whitehurst
13174 Diamond Mill Dr
Herndon, VA 20171

RECEIVED
Department of Planning & Zoning

DEC 16 2014

Zoning Evaluation Division

Re: Special Exception Application SE 2014-HM-036

Dear Ms. Whitehurst:

At a regular meeting of the Board of Supervisors held on December 2, 2014, the Board approved Special Exception Application SE 2014-HM-036 in the name of Elaine M. Whitehurst d/b/a Whitehurst Family Daycare. The subject property is located at 13174 Diamond Mill Drive, on approximately 2,496 square feet of land, zoned PDH-8 in the Hunter Mill District [Tax Map 16-3 ((7)) 69]. The Board's action permits a home child care facility, pursuant to Section 6-105 of the Fairfax County Zoning, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferrable to other land.
2. This Special Exception is granted only for the home child care use on the special exception plat approved with the application, as qualified by these development conditions.
3. Any plan or permit submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat, consisting of an annotated House Location Survey entitled "Lot 69 Phase 2 Coppermill," prepared by Stephen L. Moore, dated May 8, 2000, and revised by Elaine M. Whitehurst on June 17, 2014, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

Office of the Clerk to the Board of Supervisors

12000 Government Center Parkway, Suite 533

Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903

Email: clerktothebos@fairfaxcounty.gov

<http://www.fairfaxcounty.gov/bosclerk>

4. A copy of the special exception conditions shall be posted in a conspicuous place on the property of the use and made available upon request to all departments of the County of Fairfax during the hours of operation for the permitted use.
5. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed nine children.
6. The hours of operation for the home child care facility shall be between the hours of 6:30 a.m. and 7:00 p.m., Monday through Friday.
7. The dwelling that contains the home child care facility shall be the primary residence of the provider.
8. A maximum of one non-resident employee, whether paid or not for the services, may be involved in the home child care facility.
9. The existing one-car garage shall not be converted to any use that would preclude the parking of vehicles and shall accommodate parking for the dwelling and the home child care facility.
10. There shall be no signage associated with the home child care facility.
11. All outdoor play equipment shall conform to all applicable state regulations and standards.
12. Proper licensure and procedures shall be adhered to in accordance with Chapter 30 of the Code of the County of Fairfax and Title 63.2, Chapter 17 of the Code of Virginia.

This approval, contingent on the above noted conditions, shall not relieve the application from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, 30 months after the date of approval unless the use has been established.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova
Supervisor Catherine Hudgins, Hunter Mill District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager, GIS, Mapping/Overlay
Michael Davis, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SE 2014-HM-036

(Staff will assign)

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Department of Planning & Zoning

MAR 31 2014

Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

6/9/14 ddp

APPLICANT	NAME ELAINE M. WHITEHURST DBA Whitehurst Family Daycare
	MAILING ADDRESS 13174 DIAMOND MILL DR. HERNDON, VA 20171
	PHONE HOME (703) 793-0460 WORK (703) 793-0460
	PHONE MOBILE (703) 943-6633
PROPERTY INFORMATION	PROPERTY ADDRESS 13174 DIAMOND MILL DR. HERNDON, VA 20171
	TAX MAP NO. 0163 07 0069 SIZE (ACRES/SQ FT) 2,496
	ZONING DISTRICT PDH-8 MAGISTERIAL DISTRICT HUNTER MILL
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION SECT. 9-006 & 8-305
	PROPOSED USE HOME CHILDCARE FACILITY FOR 9 CHILDREN
AGENT/CONTACT INFORMATION	NAME
	MAILING ADDRESS
	PHONE NUMBER HOME WORK
	PHONE NUMBER MOBILE
MAILING	Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant -or- <input type="checkbox"/> Agent/Contact
<small>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</small>	
ELAINE M. WHITEHURST TYPE/PRINT NAME OF APPLICANT/AGENT	
Elaine M. Whitehurst SIGNATURE OF APPLICANT/AGENT	

DO NOT WRITE IN THIS SPACE

Date application accepted: June 25, 2014

Application Fee Paid: \$ 435.00

SE 2014-HM-036

Zoning Application Closeout Summary Report

Printed: 12/3/2014

General Information

APPLICANT: ELAINE M. WHITEHURST DBA WHITEHURST FAMILY DAYCARE
DECISION DATE: 12/02/2014
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: MARY ANN TSAI
SUPERVISOR DISTRICT: HUNTER MILL (PREV C)

DECISION SUMMARY:

ON DECEMBER 2, 2014, THE BOARD OF SUPERVISORS UNANIMOUSLY APPROVED SE 2014-HM-036 ON A MOTION BY SUPERVISOR HUGGINS, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 5, 2014.

APPLICATION DESCRIPTION:

HOME CHILD CARE FACILITY

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PDH- 8	2,496.00 SQ FEET

Tax Map Numbers

0163 ((07))00069

Approved Land Uses

Zoning District: PDH- 8

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
CHCR/HOME		2,496.00					SQ FEET
TOTALS		2,496.00					SQ FEET

12/3/2014

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 11-05-2014

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG.#</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
GARAGES - CONVERSION RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
ENROLLMENT LIMITATIONS	01-01-0001	0	N/A	0	01-01-0001
MINOR MODIFICATIONS	01-01-0001	0	N/A	0	01-01-0001
OTHER - LAND USE	01-01-0001	0	N/A	0	01-01-0001
HOURS OF OPERATION	01-01-0001	0	N/A	0	01-01-0001
NUMBER OF EMPLOYEES	01-01-0001	0	N/A	0	01-01-0001
EXPIRES IN NUMBER MONTHS / YEARS UNLESS IMPLEMENTED	01-01-0001	0	N/A	0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	0	01-01-0001

12/3/2014